

Region 3
Washington, D.C. 20407



MAR 6 1970

• Mr. John F. Blake
Director of Logistics
Central Intelligence Agency
Rosslyn, Virginia 22209

Dear Mr. Blake:

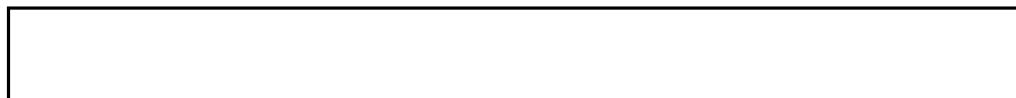
This letter is written in reference to the pending relocation of
your agency from [REDACTED]

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To date, General Services Administration has shown or discussed
a possible 12 locations with your agency to serve as relocation
sites. All of these locations with the exception of the three listed
below have been eliminated by your agency from further considera-
tion. These three locations are:

1. D. C. Transit Car barn located at Grace Street and
Wisconsin Avenue, NW., Washington, D. C.
2. Washington Gas Light Company Garage Building located
south of M Street, NW., between 28th and 29th Streets, NW.,
Washington, D. C.

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Each of these sites has been inspected by representatives of our
respective offices. The following information is furnished based
on the most recent negotiations conducted:

1. D. C. Transit Car barn offer now stands at \$3 per square
foot for furnished space exclusive of services, utilities or tax
payments or \$2 per square foot exclusive of services, utilities and
tax payments with an additional approximate cost of \$200,000 to be
paid by the agency toward the cost of preparing space. Present
taxes on the property are 40 cents plus per square foot and would be
subject to considerable increase after renovation of the space. Both
rental rates quoted exceed the appraised Fair Annual Rental by a
minimum of 90 to 95 cents per square foot. It should be noted that none
of the exterior parking requested by your agency is available at this
location.

On file, GSA(s) release instructions apply.

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2

2. The Washington Gas Light Company garage space has not been offered for lease to the Government. The Washington Gas Light Company has advised that it is their desire that the property be sold. In any event, the square footage available exceeds your agency requirement by approximately 40,000 square feet and the exterior parking requirement is exceeded by approximately 42,000 square feet.

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3. [REDACTED]

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[REDACTED] consists of a corner site containing approximately 35,700 square feet with building and covered loading area of approximately 25,000 square feet. Both the building and the area surrounding it meet the space requirements specified by your agency. The present rental rate is \$1.07 per square foot when both building and ground around it are considered, and \$1.44 per square foot when only the building and covered loading area are considered. These figures are based on acceptance of the building in "as is" condition. The cost for renovating the space would be in addition to the above rate and would be in excess of \$100,000.

Based on this information, it is requested that your agency reevaluate the Grace Street and [REDACTED] Properties considering location, rental and renovation costs to determine which of these locations would be most advantageous in serving as a replacement site for the

[REDACTED]

Sincerely,



ROY S. ECKERT
Regional Director
Public Buildings Service

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